



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: AV-0

January 9, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LEASE AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES
AND EXPERIMENTAL AIRCRAFT ASSOCIATION CHAPTER 96,
FOR THE RENTAL OF AN AIRCRAFT MAINTENANCE HANGAR
AND RAMP SPACE AT COMPTON/WOODLEY AIRPORT,
CITY OF COMPTON
SUPERVISORIAL DISTRICT 2
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chair to sign the enclosed Lease Agreement between the County of Los Angeles and Experimental Aircraft Association Chapter 96, for an aircraft maintenance hangar of approximately 8,000 square feet, located on approximately 26,100 square feet of land to be utilized as the Chapter headquarters for maintenance and storage of members' aircraft at Compton/Woodley Airport in the City of Compton, for a term of two (2) years with a 3-year option, at an initial annual rental rate of \$28,320, commencing on February 1, 2003, and terminating on January 31, 2005.
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve and instruct the Chair to sign the enclosed Lease Agreement between the County of Los Angeles and Experimental Aircraft Association (EAA) Chapter 96, for an aircraft maintenance hangar of approximately 8,000 square feet, located on approximately 26,100 square feet of land to be utilized as the Chapter headquarters for maintenance and storage of members' aircraft at Compton/Woodley Airport. The term of the lease will be for two (2) years with a 3-year option, at an annual rental rate of \$28,320, commencing on February 1, 2003, and terminating on January 31, 2005. We are also recommending that your Board find that this lease is exempt from the provisions of CEQA and instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

EAA Chapter 96 has occupied the proposed lease premises on a temporary month-to-month permit for approximately 18 months. During that short period, the members have made many needed improvements to the hangar and have sponsored two open houses for the benefit of the surrounding community. The members have also given free, first airplane rides to over 150 underprivileged children as part of the very successful EAA Young Eagles Program. They are now requesting a lease for the premises.

The terms of this lease were negotiated by our airport management contractor and appear to be fair and reasonable.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility as approving this lease will provide continued revenue to the County which, in turn, will be used to maintain and upgrade the airports to meet current FAA standards. Approving this lease is also consistent with the Strategic Plan Goal of Children and Families Well-Being because of the EAA's youth programs that introduce local children and adults to the recreational and possible job opportunities available in the aviation environment.

FISCAL IMPACT/FINANCING

The initial rental rate for the new lease will be \$28,320 per year, with annual cost of living adjustments based on the Consumer Price Index (CPI).

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our airport management contract agreement, AAC will distribute 38 percent of the annual lease payments into the Aviation Enterprise Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This lease has been reviewed from a legal standpoint and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed lease is a categorically exempt project, as specified in Class 4(j) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this lease.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services as a result of this lease approval.

The Honorable Board of Supervisors
January 9, 2003
Page 4

CONCLUSION

The original and three (3) copies of the lease, executed by EAA Chapter 96, are enclosed.

1. Please have the Chair sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the lease be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:hz
EAA96LEASECPT/B-2

Enc.

cc: Chief Administrative Office
County Counsel